

87-00-12

180 Island Ave. - P.I.

Residential Pier

Blaine Davis

on Spreadsheet



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Address: _____

Blaine Davis
Applicant

April 16, 1997
Application Date

180 Island Avenue, Peaks Island
Applicant's Mailing Address

Pier
Project Name/Description

Lionel Plante Assoc.
Consultant/Agent

180 Island Ave.
Address of Proposed Site

766-2308
Applicant or Agent Daytime Telephone, Fax

87-00-12
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) constructing residential pier

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input checked="" type="checkbox"/> Other <u>construct residential pier</u> |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer Kandi Talbot

- Approved** **Approved w/Conditions listed below** **Denied**

1. _____
2. _____
3. _____
4. _____

Approval Date 4/23/97 Approval Expiration 4/23/98 Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 30, 1997

Lionel Plante Associates
98 Island Ave.
Peaks Island, Me. 04108

RE: 174- 180 Island Ave.

Dear Ms. Plante,

Your application to construct pier ramp has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

Site Plan Review Requirements

Building Inspection: You are required to complete the floodplain permit as distributed to you (the permit and 2 part permit, and I received your elevation certificate) \$50.00. 2. Please read & familiarize yourself with the attached Shoreland Zoning Reg, they shall be met in their interity. 3. This is an accessory use to the residence and shall not be a commerical use without a conditional use appeal. M. Schmuckal

Development Review Coordinator: Approved . J. Wendel

Fire Dept. Approved Lt. MacDougall

Planning Div. Approved K. Talbot

Development Review Coordinator: Approved Jim Wendel

Building Code Requirements

1. All Federal, State and Local rules and ordinances must be followed.

Sincerely,


P. Samuel Hoffses

Chief of Code Enforcement

c: J. Wendel, K. Talbot
M. Schmuckal



CITY OF PORTLAND

April 25, 1997

Blaine Davis
180 Island Avenue
Peaks Island, ME 04108

Re: 180 Island Avenue, Construction of New Pier

Dear Mr. Davis:

On April 23, 1997 the Portland Planning Authority granted minor site plan approval for the construction of a new pier at 180 Island Avenue.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
3. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

O:\PLANDEVREV\PROJECTS\180ISLND\APPRVLTR.WPD



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Blaine Davis
Applicant
180 Island Avenue, Peaks Island
Applicant's Mailing Address
Lionel Plante Assoc.
Consultant/Agent
766-2508
Applicant or Agent Daytime Telephone, Fax

April 16, 1997
Application Date
Pier
Project Name/Description
180 Island Ave.
Address of Proposed Site
87-00-12
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 ___ New Building ___ Building Addition ___ Change of Use ___ Residential
 ___ Office ___ Retail ___ Manufacturing ___ Warehouse/Distribution XX Other (specify) constructing residential pier

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|--|--|--|---|
| <input type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input checked="" type="checkbox"/> Other <u>construct residential pier</u> |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer JIM WENOEL

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 4/23/97 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address:

Lionel Plante Associates

98 ISLAND AVENUE
PEAKS ISLAND, MAINE 04108
(207) 766-2508
FAX (207) 766-2507



Mary Grefik
Building Inspection
City Hall
389 Congress Street
Portland, ME 04101

Dear Mary:

Lionel Plante Associates of 98 Island Avenue, Peaks Island, Maine, respectfully requests a permit for the following:

A 180' pier for personal use of the owner, Blaine Davis, of 180 Island Avenue, Peaks Island.

Included are a site plan and boundaries as requested in (b) 1 of the Portland Code for Land Use. The proposed pier will be built to the low tide mark and the nearest structure is a similar private pier approximately 400' to the south of the proposed structure. The pier will be 25' from the southerly abutter and 33' from the northerly abutter. There are no easements nor rights of way and access to the pier will be by means of stairs on the owner's private property. The front of the owner's property on the Island Avenue side, has a city sidewalk.

Since the structure is a pier on pilings, the only soil erosion control necessary is a limited area of the banking where the steps approach the dock. As sonotubes will be hand dug, there will be minimal excavation of brush. Where that activity occurs, traditional erosion control of silt fence and bails of hay will be employed as needed.

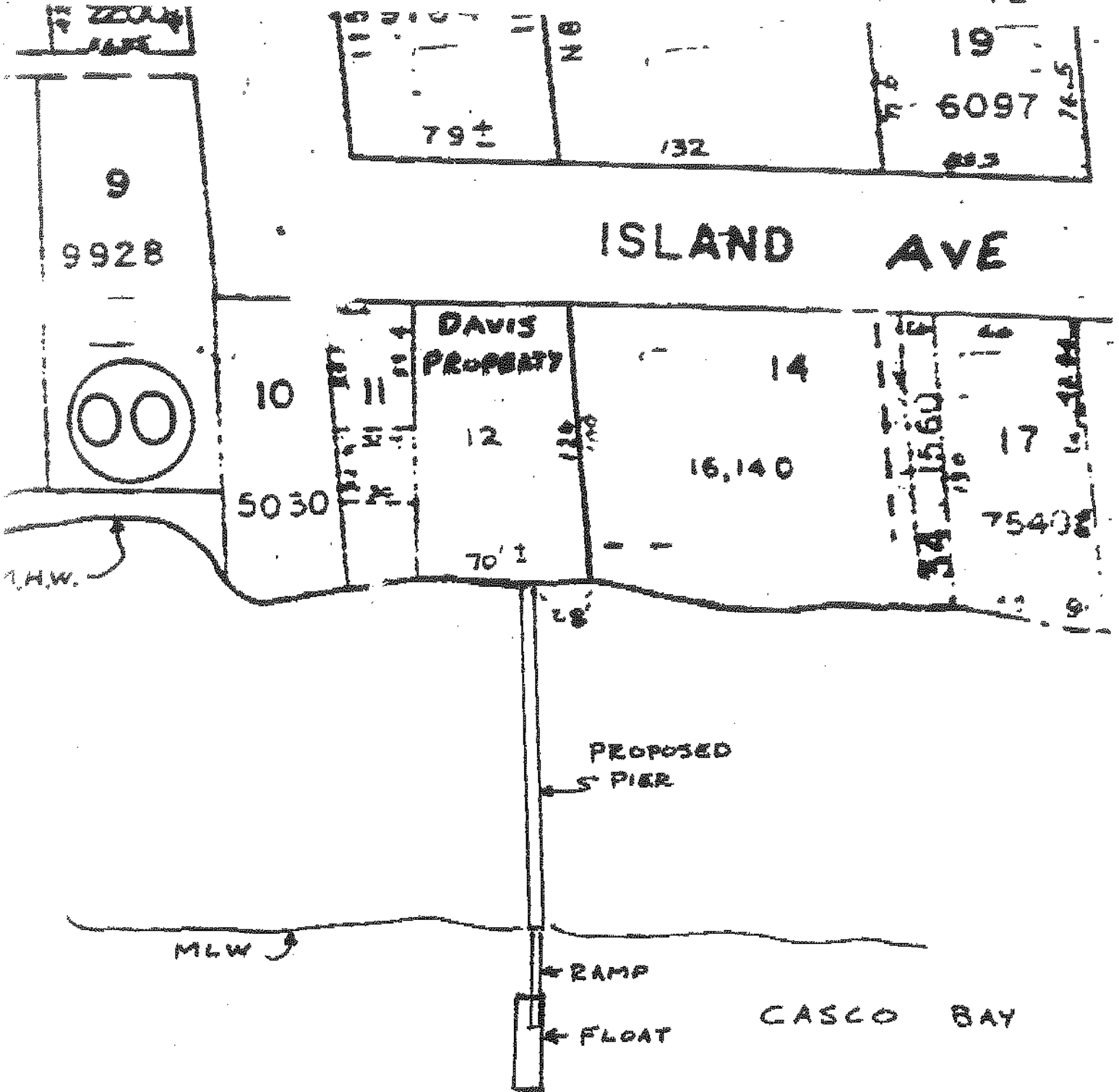
All permits are secured and the cost of the project is approximately \$90,000. Thank you for your consideration on this matter.

Respectfully submitted,

Catherine E. Plante
President

PEAK'S ISLAND

TAX MAP 87
BLOCK 00
LOT 12



COPY

PLAN OF PROPOSED PIER
AT
BLAINE DAVIS PROPERTY
ISLAND AVENUE, PEAKS ISLAND, MAINE

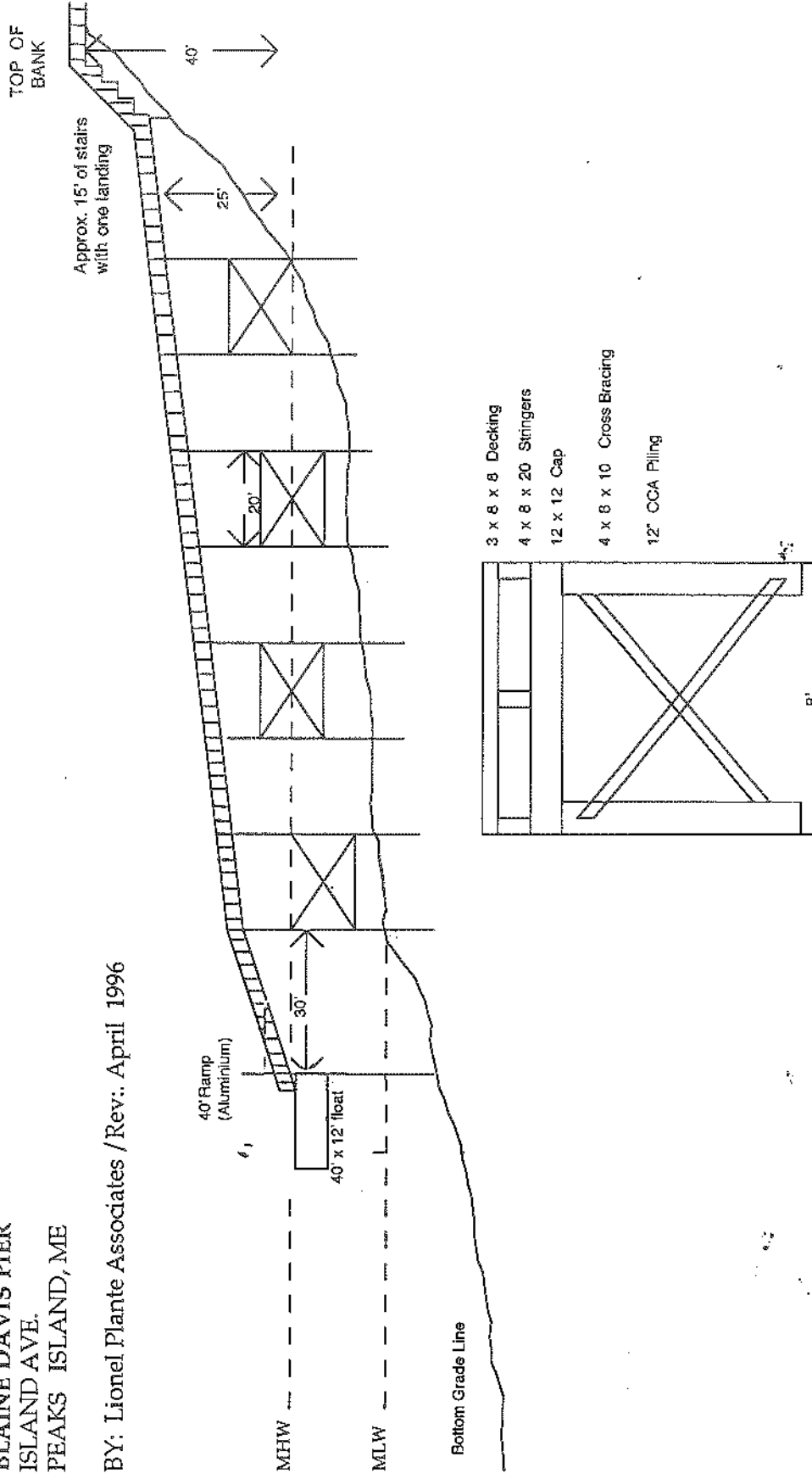
OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424



07-00-12

**BLAINE DAVIS PIER
ISLAND AVE.
PEAKS ISLAND, ME**

BY: Lionel Plante Associates / Rev.: April 1996



Lionel Plante Associates

98 ISLAND AVENUE
PEAKS ISLAND, MAINE 04108
(207) 766-2508
FAX (207) 766-2507

Mary Grefix
Building Inspection
City Hall
389 Congress Street
Portland, Maine 040101

Dear Mary:

Lionel Plante Associates of 98 Island Avenue, Peaks Island, Maine, respectfully requests a permit for the following:

Extension of existing ramp to a full tide ramp.

We have included the site plan and boundaries are indicated by the Land Use Code. The proposed extension is owned by Lionel Plante Associates and will be continued to be used for roll on roll off vehicles landing. The existing boat ramp will be extended 80 feet by filling inter tidal area with rip rap , stone, and precast concrete boat slabs. There are no rights of way and access to the area will be by an existing paved drive, existing concrete ramp and existing paved parking lot.

Since the project is in intertidal waters, there will be no erosion control as rip rap will be used. All permits are secured and the project cost is approximately \$8000.

Thank you for your consideration in this matter.



Catherine E. Plante
President

MIC VINCENT

S 86° 00' 00" E
61.00'

BUILDING

LIONEL / CATHERINE
FLATYR
1935 / 230

RAILROAD TIE
RETAINING WALL

PAVED DRIVEWAY

3" R.F.

STONE IMPROVEMENT

80

L.P.A.
PROPERTIES
INC.

3" R.F. FOUND

3" R.F. FOUND

CONTOUR LINES

STONE PIP RAMP

PAVED PARKING

CONCRETE
PAD

CONCRETE RAMP

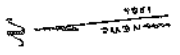
BEACH

OLD PIER

SHOULDER @ LOW TIDE ON 4/14/1938

10' x 12' CULVERT

ATLANTIC
OCEAN



ISLAND AVENUE

SITE PLAN

ON
PEAKS ISLAND ISLAND AVE. 1
PORTLAND, MAINE
FOR

LIONEL PLANTE ASSOCIATES

Owen Haskell, Inc.

Civil Engineer, License No. 12345
South Portland - Hallowell, Maine

Drawn By: D.A.B.	Date: APRIL 21, 1939	Job No. 86114 P
Traced By: D.A.B.	Scale: 1" = 20'	Drawn No. 011 B
Checked By: J.M.F.		
Sheet No. 47 B		

N/E JOEL VINCENT
TAX MAP 87
LOT 30

52.88'

51.50'

ISLAND AVENUE

BUILDING

LIONEL / CATHERINE
PLANT &
2892 / 230
TAX MAP 84P
LOTS 4, 5, 9

RAILROAD TIE
RETAINING WALL

PAVED
PARKING

BM

CONCRETE
PAD

PROPOSED
RAMP
EXTENSION

PAVED
DRIVEWAY

CONCRETE
SLAB

M.L.W.

ATLANTIC
OCEAN

L.P.A.
PROPERTIES INC.
TAX MAP 84P
LOT 2

3.00' PCL FOUND
3.00' PCL FOUND
CONTOUR LINE
STONE RIP RAP

BEACH

OLD PIER

100'
CULVERT

PROPOSED BOAT RAMP

0 20 40 60 80 ±



BOAT RAMP EXT.

ON
PEAKS ISLAND (ISLAND AVE.)
PORTLAND, MAINE
FOR
LIONEL PLANTE ASSOCIATES

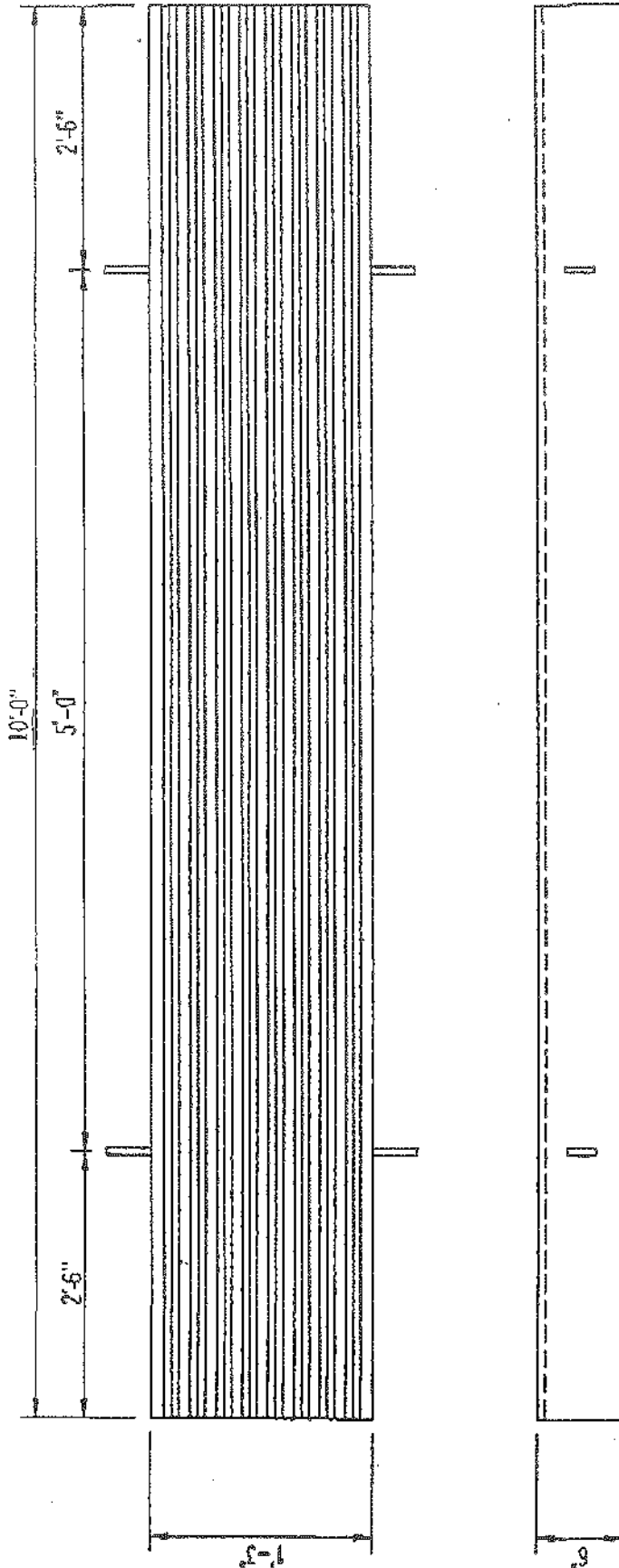
Owen Haskell, Inc.
Civil Engineer
South Portland - Kennebunk, Maine

Drawn By	D.A.B.	Date	APRIL 21, 1993
Traced By	D.A.B.	Scale	AS SHOWN
Checked By		Sheet No.	1' x 20'
Proj. No.	676	Draw. No.	96114 P
		Draw. No.	3

PURPOSE: EXTEND
EXISTING BOAT RAMP

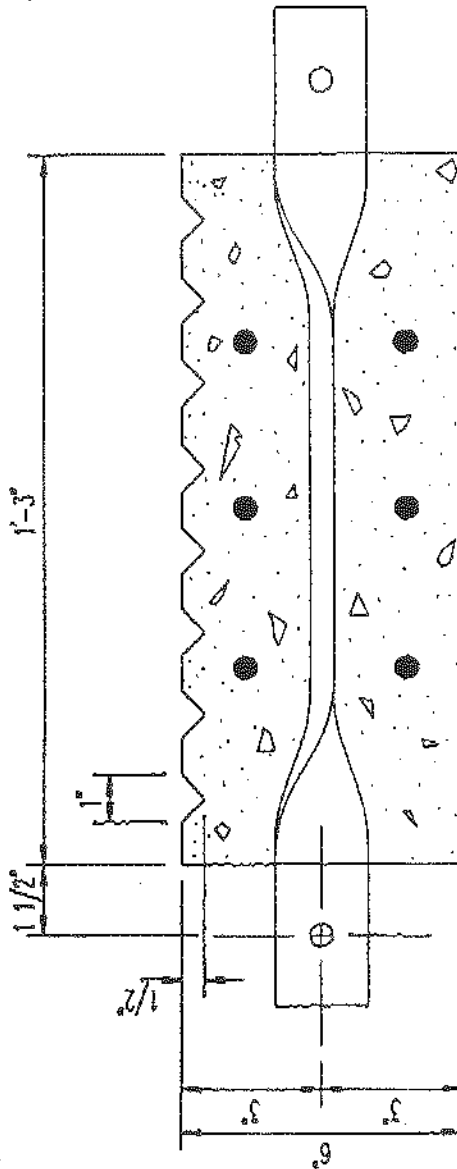
DATUM: MLW = 0.0'
MHW = 9.11'
HTL = 9.57'

BM = FIXED REFERENCE POINT



NOTES:

1. CONCRETE: 4,000 P.S.I. AFTER 28 DAYS.
2. REINFORCING: 6" 3 BAR LONGITUDINALLY
3. 3/8" X 1 1/2" X 20" TWISTED STEEL STRAPS CAST IN TO TIE SECTIONS TOGETHER.
4. TYPE II CEMENT FOR SALT WATER RESISTANCE.
5. OTHER LENGTHS AVAILABLE.

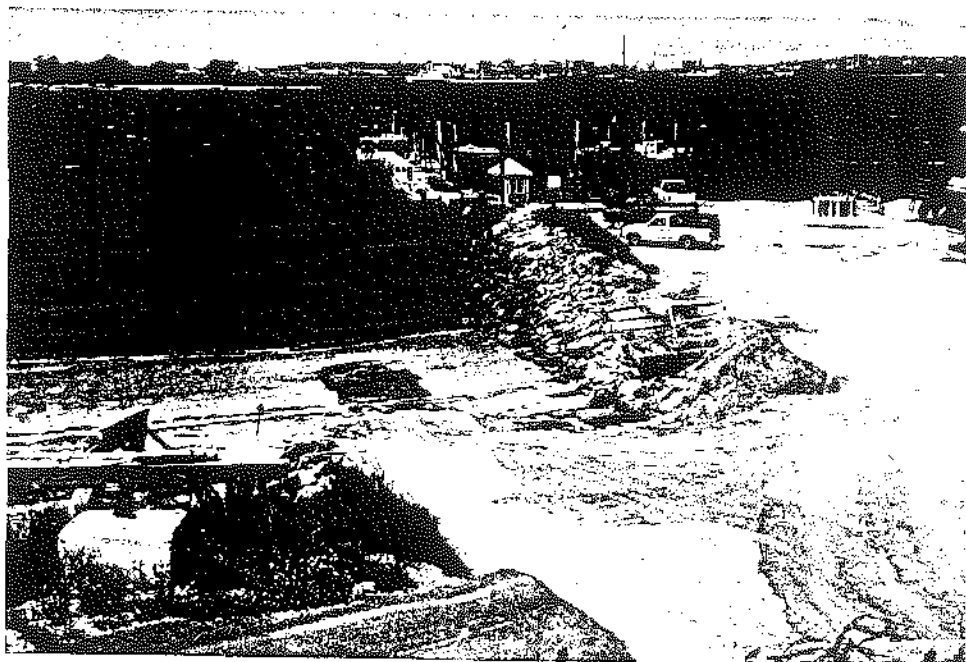
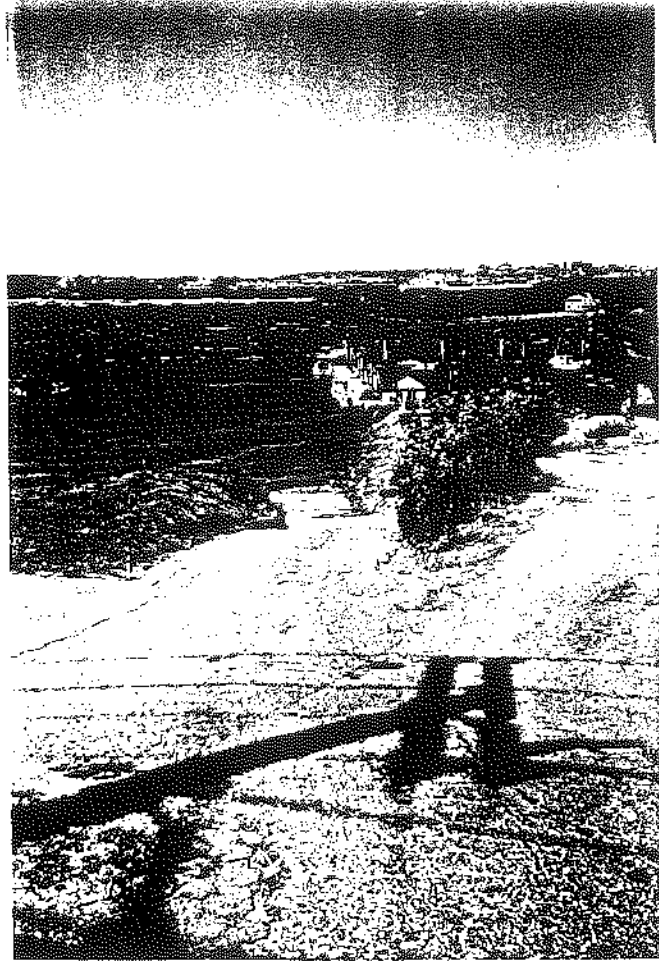


SUPERIOR
CONCRETE CO., INC.
 AUBURN, ME.

PRECAST CONCRETE

BOAT LAUNCH SLABS

ITEM NO. 7160



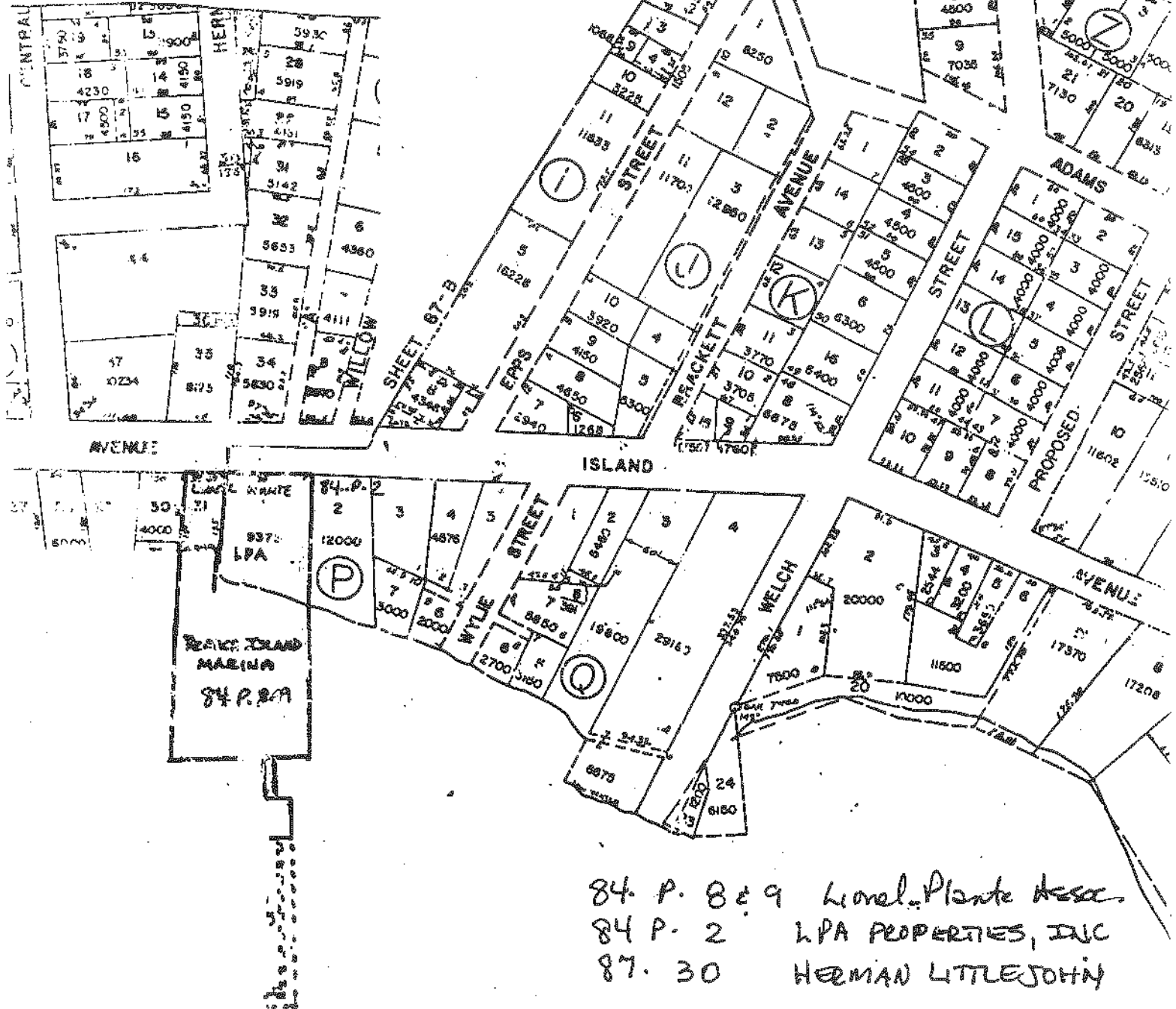
TAKEN BY: OWEN HASKELL, INC.
JUNE 1996

№ 87
PEAKS ISLAND

№ 84
PEAKS ISLAND

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1 INCH = 700 FEET

LIONEL R. PLANTE
LIONEL PLANTE ASSOC.



84 P. 8 & 9 Lionel Plante Assoc.
84 P. 2 LPA PROPERTIES, INC
87. 30 HERMAN LITTLEJOHN

Know All Men By These Presents, That

Lionel R. Plante and Catherine E. Plante

(the "Mortgagor"), with an address at Island Avenue, Peaks Island, Portland, Maine, 04108, for consideration paid, hereby grants to NORSTAR BANK OF MAINE (the "Mortgagee"), a Maine Trust Company having its principal place of business in County of Cumberland, Portland, Maine, with Mortgage Covenants, to secure the payment of _____ dollars with interest and other charges and expenses as provided in a Promissory Note.

of even date herewith, and to secure the payment of all future advances to Mortgagor by Mortgagee whether made under the aforementioned note(s), future notes, or otherwise made to Mortgagor by Mortgagee at the option of the parties and all future advances necessary to protect Mortgagee's security and including all renewals, extensions and substitutions of such notes and future advances (all such notes and future advances hereinafter collectively referred to as the "Note") and any other indebtedness of the Mortgagor to the Mortgagee when the same is due and payable, whether direct or indirect, nonexisting or hereafter arising, due or to become due, absolute or contingent, but not exceeding an aggregate total amount of \$ _____ plus interest on such amount and other charges and expenses as provided in the Note and herein, and also to secure the performance of all covenants and agreements contained herein, a certain parcel or tract of land together with any buildings, improvement and fixtures now or hereafter situated thereon, bounded and described as follows:

Beginning at a point on the Westerly side of Island Avenue, at the intersection of the Northerly line of the Bay View House, Lot, so called, and said avenue, and running Westerly by line of the said Bay View House, Lot, One Hundred and thirty-five (135) feet more or less to the Sea-shore: thence Northerly by the said Sea-shore, Thirty-nine (39) feet and ten (10) inches more or less to land formerly of Eliza B. Littlejohn; thence Easterly by line of the said Littlejohns land, One hundred and thirty-five (135) feet more or less to the said Island Avenue: thence Southerly by line of the said avenue, Thirty-nine feet and eight inches (39 feet, 8 inches) to point of beginning. Also conveying by this instrument all my right, title and interest in the flats and shore lying below and adjacent.

Also one other Lot of land lying next Southerly to land of the grantor herein, bounded and described as follows: beginning at a point in the Westerly line of Island Avenue, at the intersection of the Southerly line of land of the said grantor: thence Southerly by line of the said Island Avenue, Seventy-three and five tenths (73, 5/10) feet more or less to land of the Johnstone Heirs; thence Westerly by line of the said Johnstone land Ninety (90) feet more or less to a stone monument; thence Northerly Eighty-four (84) feet more or less to land of the grantor; thence Easterly by line of the said grantor Ninety (90) feet to point of beginning. Also all this Grantors right, title and interest in and to all the shore and flats in the rear of and adjoining the above described lot of land.

Being the same premises conveyed to the grantor herein by Louise M. Brackett, by her warranty deed dated March 24, 1961, and recorded in the Cumberland County Registry of Deeds, Book 2593, Page 290.

As further security for payment of the indebtedness and performance of the obligations, covenants and agreements secured hereby, Mortgagor hereby transfers, sets over and assigns to Mortgagee, its successors and assigns:

The above described realty together with any and all buildings, improvements and fixtures now thereon or hereafter made with respect thereon, and any additions thereto or replacements thereof, are herein collectively referred to as the "Property".

The Mortgagee covenants:

- to pay at least 10 days before the same become delinquent (and to provide, by such time, evidence of such payment satisfactory to the holder) all taxes, charges, sewer use fees, water rates and assessments of every name and nature, whether or not assessed against the Mortgagor, if applicable or related to the Property, or any interest therein, or the debt, obligation or any agreement secured hereby, or the disbursement or the application of the proceeds thereof; but nothing contained in this Section 1 shall extend to any income tax or corporate excise tax of the holder;
- that if at any time any law or court decree prohibits the performance of any obligation undertaken herein by the Mortgagor or requires that any amount paid or to be paid by the Mortgagor must be credited against the Mortgagor's obligations under this Note, on 30 days' prior notice to the Mortgagee the holder may require payment in full of the entire indebtedness secured hereby;
- to deposit with the holder, on each day when any payment on the Note is required to be made, a sum determined by the holder, that subject to all limitations imposed by law, to be sufficient to provide, in the aggregate, a fund adequate to pay all taxes, charges, sewer use fees, water rates, ground rents, assessments of every name and nature, or any other obligation which may have or accrue priority over this Mortgage, and which are assessed or payable with reference to the Property, 10 days at least before the same become delinquent; and whenever the holder determines that sums accumulated under the provisions of this Section 3 are insufficient to meet the obligations for which such deposits were made, the Mortgagee shall pay, on the demand of the holder, any amount required to cover the deficiency therein; every deposit may, at the option of the holder, be applied directly against the obligation with reference to which it was made, or to the fullest extent permissible according to law, any other obligation of the Mortgagor secured hereby;
- to keep the Property in good order, repair and condition, damage from casualty expressly not excepted and not to permit or commit waste on the Property, nor remove or alter anything which constitutes a part of the Property without the consent of the holder; and that all construction on the Property shall comply with, and each and every part of, the Property shall be maintained in accordance with, any lawful requirements or provisions, public or private, relating to the same or the use thereof;
- to keep the Property insured against such casualties as the holder may from time to time require, to deposit with holder all insurance policies or certificates (with evidence of payment of premiums thereon satisfactory to the holder) required by the holder to be maintained, together with any other insurance policies with respect to the Property maintained by the Mortgagor, and, except for public liability coverage, to provide that such insurance shall be first payable in case of loss to the holder; that all renewals or replacements of such insurance from time to time in force, together with evidence of payment of premiums thereon satisfactory to the holder, shall be delivered to the holder 10 days at least before the expiration date of then current insurance; that all insurance required by the holder to be maintained with respect to the Property shall be written on such terms, in such form and for such periods and amounts as the holder shall from time to time approve; and that no settlement on account of any loss covered by such insurance shall be effected without the consent of the holder;
- that the proceeds of any hazard insurance shall, at the option of the holder, be applied to or toward the indebtedness secured hereby in such order as the holder may determine in which event the Mortgagor shall be relieved of the obligations in Section 4 of this Mortgage to the extent of the repair of that part of the Property which remains and which has been damaged or injured by such public action, or the holder with respect to which insurance is paid; or that if the holder shall require repair of that part of the Property which remains and which has been damaged or injured by such public action, or the holder to the Mortgagee insurance proceeds paid to it upon such conditions as the holder may prescribe, notwithstanding anything in this Section 5 to the contrary, however, if the insurer denies liability to the Mortgagor, the Mortgagor shall not be relieved of any obligation under Section 4 of this Mortgage, whether or not the proceeds of insurance are applied to or toward the indebtedness secured hereby;
- that the awards of damages on account of any condemnation for public use of or injury to the Property shall be paid to the holder; that such awards shall, at the option of the holder, be applied to or toward the indebtedness secured hereby in such order as the holder may determine, in which event the Mortgagee shall be relieved of the obligation in Section 4 of this Mortgage to the extent of the repair of that part of the Property which remains and which has been damaged or injured by such public action, or the holder may require restoration of that part of the Property which remains, in which event the holder shall release to the Mortgagee such awards paid to it upon such conditions as the holder may prescribe, but not more than such portion of such awards as may be required to repair such damage or injury; and any balance remaining shall be applied by the holder to or toward the indebtedness secured hereby in such order as the holder may determine;

Lionel Plante Associates

98 ISLAND AVENUE
PEAKS ISLAND, MAINE 04108
(207) 766-2508
FAX (207) 766-2507



Mary Grefik
Building Inspection
City Hall
389 Congress Street
Portland, ME 04101

Dear Mary:

Lionel Plante Associates of 98 Island Avenue, Peaks Island, Maine, respectfully requests a permit for the following:

A 180' pier for personal use of the owner, Blaine Davis, of 180 Island Avenue, Peaks Island.

Included are a site plan and boundaries as requested in (b) 1 of the Portland Code for Land Use. The proposed pier will be built to the low tide mark and the nearest structure is a similar private pier approximately 400' to the south of the proposed structure. The pier will be 25' from the southerly abutter and 33' from the northerly abutter. There are no easements nor rights of way and access to the pier will be by means of stairs on the owner's private property. The front of the owner's property on the Island Avenue side, has a city sidewalk.

Since the structure is a pier on pilings, the only soil erosion control necessary is a limited area of the banking where the steps approach the dock. As sonotubes will be hand dug, there will be minimal excavation of brush. Where that activity occurs, traditional erosion control of silt fence and bails of hay will be employed as needed.

All permits are secured and the cost of the project is approximately \$90,000. Thank you for your consideration on this matter.

Respectfully submitted,

Catherine E. Plante
President

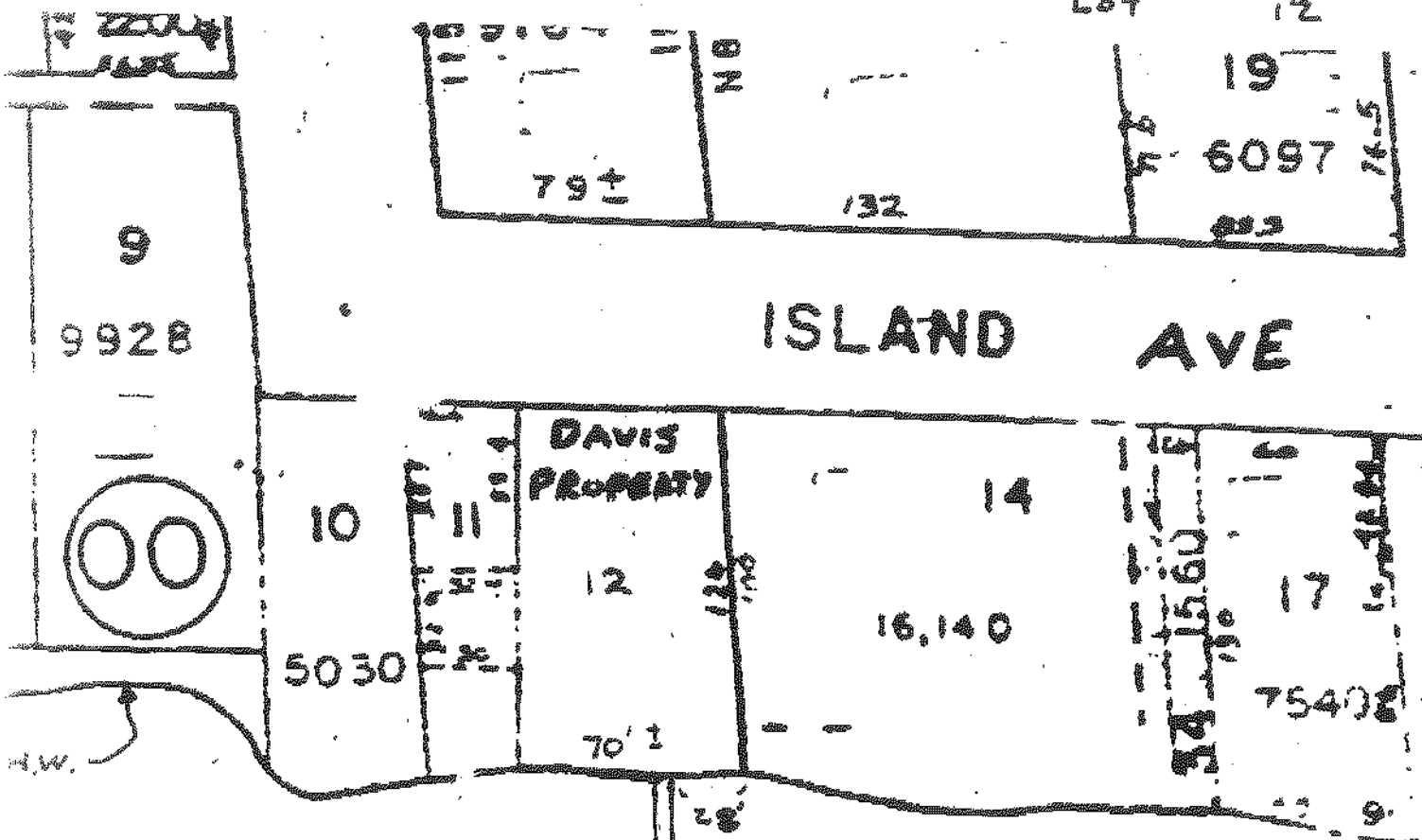


Map showing street layout and lot numbers. Key streets include Pleasure Avenue, Church Avenue, Centennial Street, and Island. A school is located in the central part of the block. The map is divided into sections labeled with letters from A to Z, and some sections are further divided into smaller lots.

87-00-12

PEAK'S ISLAND

TAX MAP 87
BLOCK 00
LOT 12



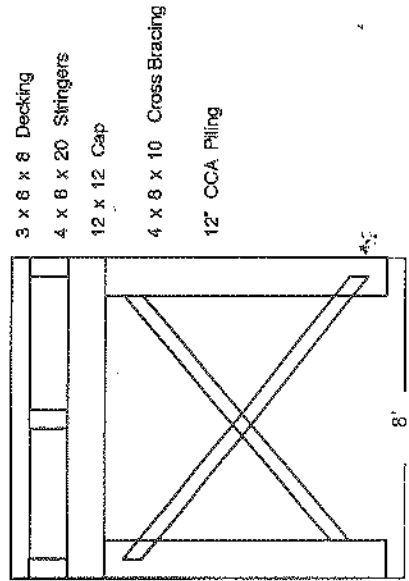
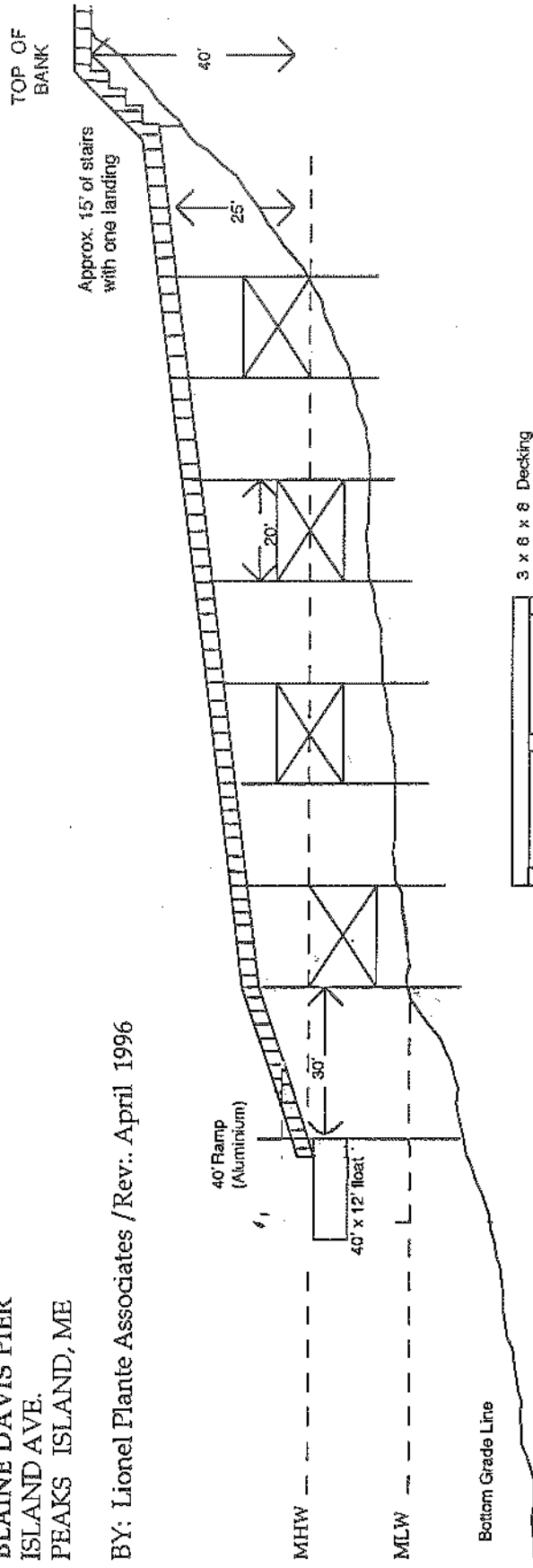
COPY

PLAN OF PROPOSED PIER
 AT
 BLAINE DAVIS PROPERTY
 ISLAND AVENUE, PEAKS ISLAND, MAINE

OWEN HASKELL, INC.
 16 CASCO ST. PORTLAND, ME 04101 (207) 774-0424

**BLAINE DAVIS PIER
ISLAND AVE.
PEAKS ISLAND, ME**

BY: Lionel Plante Associates / Rev.: April 1996



Post-it® Fax Note	7671	Date	# of pages 6
To	LPA	From	B. Davis
Co./Dept.	Peaks Island	Co.	
Phone #		Phone #	201-267-4568
Fax #		Fax #	

April 11, 1997

Lionel Plante Associates
98 Island Avenue
Peaks Island, Maine 04108

Dear Coley / Terry :

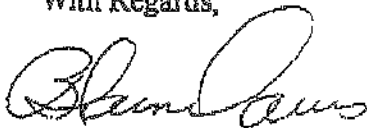
Attached are copies of the defining sections of registered deeds for my property on Peaks Island at 180 Island Avenue, as you requested. This property is made up of two joined sections defined by:

- A. Property acquired from Katherine Jose--Deed and land sketch attached (2 pages).
- B. Property acquired from Kathleen Beecher and Brad Burkholder--Deed and land sketch attached (3 pages).

Taken together they define a rectangular lot roughly 62 foot frontage by 136 foot depth from Island Avenue to the Casco Bay waterline.

Let me know if you need anything else. Look foreword to seeing you on or about April 19, 1997. Hope everything is going well with our pier construction project.

With Regards,



Blaine Davis

Attachments

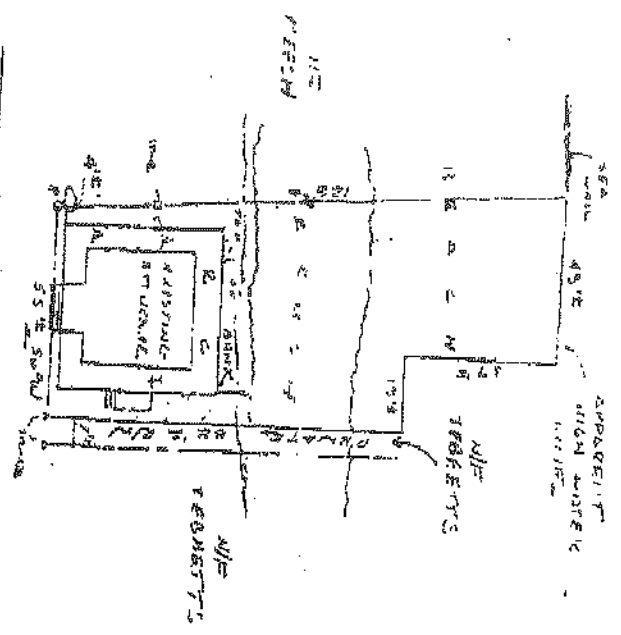
ATLANTIC OCEAN



Map #
Lot #

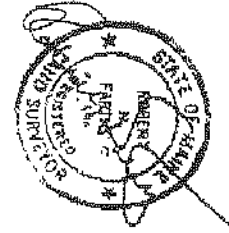
(87-00) 12

Jose & Davis



15 L A I I S
L V E

ES PLAN WAS NOT SEEN FROM AN
INSPECTION SURVEY AND IS NOT FOR
FORMING PURPOSES THE PLAN SHOWS
THE EXISTING AS OF THE DATE
APPROXIMATE HIGH WATER IS FOR
GENERAL PURPOSES ONLY PROPERTY
LINES AS SHOWN ARE APPARENTLY ONLY
THE LIABILITY HAS DETERMINED
THE PLAN AND CONFORMED WITH
THE APPLICABLE ORDINANCES AT TIME OF
INSPECTION



SKETCH FOR
KATHERINE O JOSE
ISLAND AVENUE
PEAKS ISLAND
PORTLAND, MAINE

Scale 1/320' 11 APRIL 1984

Beecher/Burholder to Davis

SCHEDULE A

A certain lot or parcel of land situated on the westerly side of Island Avenue on Peaks Island, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning at a stone set on the westerly sideline of Island Avenue which stone marks the most southerly side of a private way leading from said Island Avenue to the seashore and the northeasterly corner of land now or formerly of Katherine O. Jose as described in a deed dated April 23, 1984 and recorded in the Cumberland County Registry of Deeds in Book 6434, Page 298; thence in a general westerly direction along said Jose land a distance of eighty-eight (88) feet, more or less, to a point at the most northwesterly corner of said Jose land; thence in a southerly direction along said Jose land a distance of nineteen (19) feet, more or less; thence in a general westerly direction along said Jose land to the low water mark of the Atlantic Ocean; thence in a general northerly direction along the low water mark of the Atlantic Ocean a distance of twenty-five (25) feet, more or less to a point; thence S 81° E (based upon 1990 magnetic observation) to a 5/8 inch iron rebar set in the side of the bank, which iron rebar is N 64° 26' 46" W a distance of forty-nine and thirty-eight hundredths (49.38) feet from the most northwesterly corner of the porch of the building located on said Jose land; thence continuing along a course of S 81° E a distance of forty-one and eighty-eight hundredths (41.88) feet to a three (3) inch hollow iron pipe found at or near the top of the bank; thence continuing along said course of S 81° E a distance of forty-eight and thirteen hundredths (48.13) feet to a stone set on the westerly sideline of Island Avenue marking the most northeasterly corner of said private way and land formerly of Louisa A. Trefethen (see deed dated August 16, 1901 and recorded in said Registry of Deeds in Book 705, Page 305; thence in a southerly direction along the westerly sideline of Island Avenue a distance of seven and fourteen hundredths (7.14) feet to the point of beginning.

The above described parcel is conveyed subject to any existing rights to use said private way and is conveyed together with all right, title and interest in and to the shore and flat between said lot of land and the low water mark and all shore rights and privileges appertaining to or belonging to said premises.

Meaning and intending to convey the portion of the land, including said private way, described as the second parcel in a deed from Richard T. Tebbetts, et al. to Kathleen M. Beecher, et al. dated January 7, 1989 and recorded in said Registry of Deeds in Book 8632, Page 137, situated southerly of the line running S 81° E from a point, which point is twenty-five (25) feet from the most southwesterly corner of the land described in the Tebbetts to Beecher deed, at the low water mark of the Atlantic

Ocean along the most northerly side of said private way to the most westerly sideline of Island Avenue.

Reference is made to a deed from Richard T. Tebbetts, et al. to Kathleen H. Beecher, et al. dated January 7, 1989 and recorded in said Registry of Deeds in Book 8632, Page 137.

GDV:R111201.SL

RECEIVED
REGISTRY OF DEEDS

30 NOV 20 PM 3:40

REGISTRY

Jose to Davis

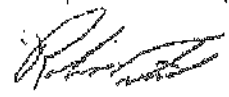
EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the westerly side of Island Avenue on Peaks Island in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the westerly side of said Island Avenue at a stake at the northeasterly bound of land now or formerly of Simeon Skillings; thence northerly along said Island Avenue fifty-four and eighty-five hundredths (54.85) feet to a stake set in the southerly side of a private way leading from Island Avenue to the seashore; thence westerly by said private way to a stake set in the ground at a point ten (10) feet from the easterly end of the two-story wooden building on the shore now or formerly owned by W.H. Trefethen, et al.; thence southerly about nineteen (19) feet to a post; thence westerly, and keeping a distance of ten (10) feet from the southerly side of said wooden building above mentioned, to the westerly end of the sea wall or bulkhead and in line with an iron bolt set near the westerly end of said sea wall; thence southerly by the westerly end of said sea wall or bulkhead to land now or formerly of Simeon Skillings; thence easterly by said Skillings' land one hundred twenty-six (126) feet, more or less, to said Island Avenue and the point of beginning.

Also a certain easement over land of Eastman to and over a set of wooden steps leading to the beach, which easement is more particularly set forth in a deed from Dean E. Eastman and Ella Mae Eastman of recent date and to be recorded herewith.

RECEIVED
 RECORDED REGISTRY OF DEEDS
 1928 NOV 14 AM 9:53
 CUMBERLAND COUNTY



Blaine Davis Permit

LIONEL PLANTE ASSOCIATES

98 ISLAND AVENUE
PEAKS ISLAND, ME 04108
PH. 766-2508

FLEET
90926 PARKWAY SOUTH OFFICE
BREWER, MAINE 04412
52-86-112

8585

8585

Three Hundred and 00/100 Dollars

DATE	AMOUNT
4/15/97	\$300.00

PAY TO THE
ORDER OF
CITY OF PORTLAND
P.O. BOX 544 DTS
PORTLAND, MAINE 04112

Budget A. Kemmer

⑈008585⑈ ⑆0⑆200365⑆ 93596 2334⑈

Lionel Plante Associates

98 ISLAND AVENUE
PEAKS ISLAND, MAINE 04108
(207) 766-2508
FAX (207) 766-2507

Aly



Mary Grefik
Building Inspection
City Hall
389 Congress Street
Portland, ME 04101

Dear Mary:

Lionel Plante Associates of 98 Island Avenue, Peaks Island, Maine, respectfully requests a permit for the following:

A 180' pier for personal use of the owner, Blaine Davis, of 180 Island Avenue, Peaks Island.

Included are a site plan and boundaries as requested in (b) 1 of the Portland Code for Land Use. The proposed pier will be built to the low tide mark and the nearest structure is a similar private pier approximately 400' to the south of the proposed structure. The pier will be 25' from the southerly abutter and 33' from the northerly abutter. There are no easements nor rights of way and access to the pier will be by means of stairs on the owner's private property. The front of the owner's property on the Island Avenue side, has a city sidewalk.

Since the structure is a pier on pilings, the only soil erosion control necessary is a limited area of the banking where the steps approach the dock. As sonotubes will be hand dug, there will be minimal excavation of brush. Where that activity occurs, traditional erosion control of silt fence and bails of hay will be employed as needed.

All permits are secured and the cost of the project is approximately \$90,000. Thank you for your consideration on this matter.

Respectfully submitted,

A handwritten signature in cursive script that reads "Catherine E. Plante".

Catherine E. Plante
President

Post-It® Fax Note	7671	Date	# of pages 6
To	LPA	From	B. Davis
Co./Dept.	Peaks Island	Co.	
Phone #		Phone #	201-267-4568
Fax #		Fax #	

April 11, 1997

Lionel Plante Associates
 98 Island Avenue
 Peaks Island, Maine 04108

Dear Coley / Terry :

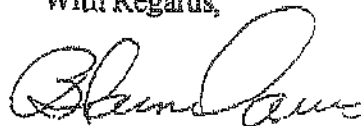
Attached are copies of the defining sections of registered deeds for my property on Peaks Island at 180 Island Avenue, as you requested. This property is made up of two joined sections defined by:

- A. Property acquired from Katherine Jose--Deed and land sketch attached (2 pages).
- B. Property acquired from Kathleen Beecher and Brad Burkholder--Deed and land sketch attached (3 pages).

Taken together they define a rectangular lot roughly 62 foot frontage by 136 foot depth from Island Avenue to the Casco Bay waterline.

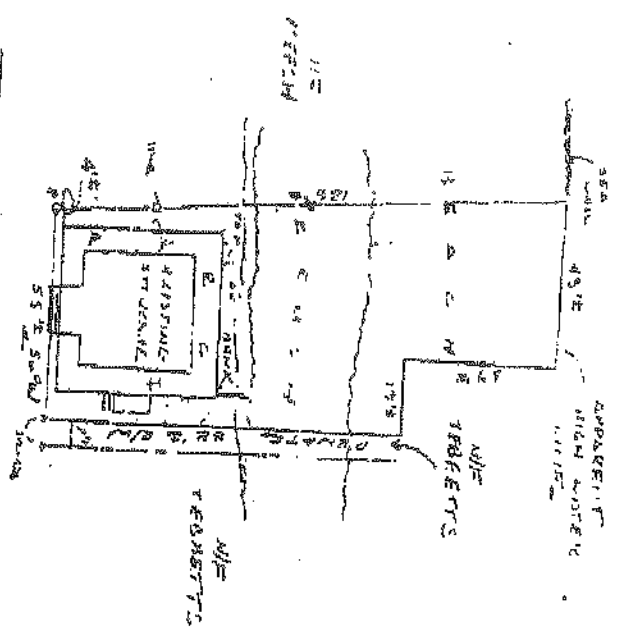
Let me know if you need anything else. Look foreword to seeing you on or about April 19, 1997. Hope everything is going well with our pier construction project.

With Regards,


 Blaine Davis

Attachments

ATLANTIC OCEAN



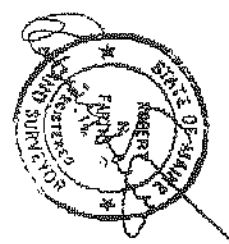
15 LAKES AVE



Map #
 Lot #
 (87-00) 12
 Jose & Davis

65
 THIS PLAN WAS NOT ISSUED FROM AN
 ORIGINAL SURVEY AND IS NOT FOR
 RECORDING PURPOSES THE PLAN SHOWS
 LOCATIONS EXISTING AS OF THE DATE
 WHEN WRITTEN CERTAINITY IS FOR
 THE PURPOSES ONLY PROPERTY
 LINES AS SHOWN ARE APPARENT ONLY
 THE ACCURACY WAS DETERMINED
 BY THE PRINCE GEORGE COUNTY
 ENGINEERS AT THE TIME OF
 THE SURVEY

APPROVED WITH THE SEAL
 OF THE COUNTY OF PRINCE GEORGE



SWITCH ... CO.
 KATHERINE O JOSE
 ISLAND AVENUE
 PEAKS ISLAND
 PORTLAND, MAINE

SCALE 1/32" = 1' APRIL 1988

Beecher/Burkholder to Davis

SCHEDULE A

A certain lot or parcel of land situated on the westerly side of Island Avenue on Peaks Island, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning at a stone set on the westerly sideline of Island Avenue which stone marks the most southerly side of a private way leading from said Island Avenue to the seashore and the northeasterly corner of land now or formerly of Katherine O. Jose as described in a deed dated April 23, 1984 and recorded in the Cumberland County Registry of Deeds in Book 6434, Page 298; thence in a general westerly direction along said Jose land a distance of eighty-eight (88) feet, more or less, to a point at the most northwesterly corner of said Jose land; thence in a southerly direction along said Jose land a distance of nineteen (19) feet, more or less; thence in a general westerly direction along said Jose land to the low water mark of the Atlantic Ocean; thence in a general northerly direction along the low water mark of the Atlantic Ocean a distance of twenty-five (25) feet, more or less to a point; thence S 81° E (based upon 1990 magnetic observation) to a 5/8 inch iron rebar set in the side of the bank, which iron rebar is N 64° 26' 46" W a distance of forty-nine and thirty-eight hundredths (49.38) feet from the most northwesterly corner of the porch of the building located on said Jose land; thence continuing along a course of S 81° E a distance of forty-one and eighty-eight hundredths (41.88) feet to a three (3) inch hollow iron pipe found at or near the top of the bank; thence continuing along said course of S 81° E a distance of forty-eight and thirteen hundredths (48.13) feet to a stone set on the westerly sideline of Island Avenue marking the most northeasterly corner of said private way and land formerly of Louisa A. Trefathen (see deed dated August 16, 1901 and recorded in said Registry of Deeds in Book 705, Page 305; thence in a southerly direction along the westerly sideline of Island Avenue a distance of seven and fourteen hundredths (7.14) feet to the point of beginning.

The above described parcel is conveyed subject to any existing rights to use said private way and is conveyed together with all right, title and interest in and to the shore and flat between said lot of land and the low water mark and all shore rights and privileges appertaining to or belonging to said premises.

Meaning and intending to convey the portion of the land, including said private way, described as the second parcel in a deed from Richard T. Tebbetts, et al. to Kathleen H. Beecher, et al. dated January 7, 1989 and recorded in said Registry of Deeds in Book 8632, Page 137, situated southerly of the line running S 81° E from a point, which point is twenty-five (25) feet from the most southwesterly corner of the land described in the Tebbetts to Beecher deed, at the low water mark of the Atlantic

Ocean along the most northerly side of said private way to the most westerly sideline of Island Avenue.

Reference is made to a deed from Richard T. Tebbetts, et al. to Kathleen H. Beecher, et al. dated January 7, 1989 and recorded in said Registry of Deeds in Book 8632, Page 137.

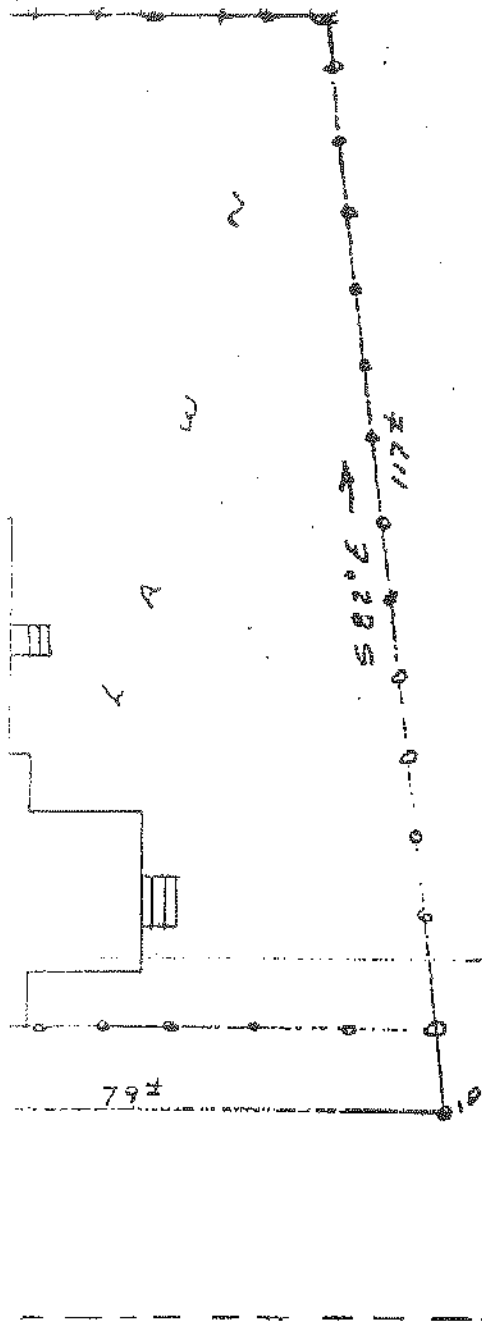
GDV:R111201.SL

RECEIVED
REGISTRY OF DEEDS

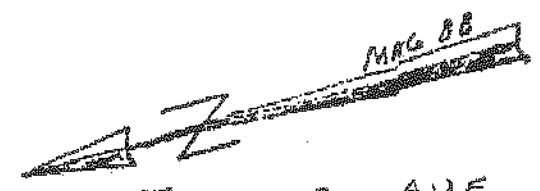
30 NOV 20 PM 3:50

REGISTRY

Secretary Burkholder to Davis

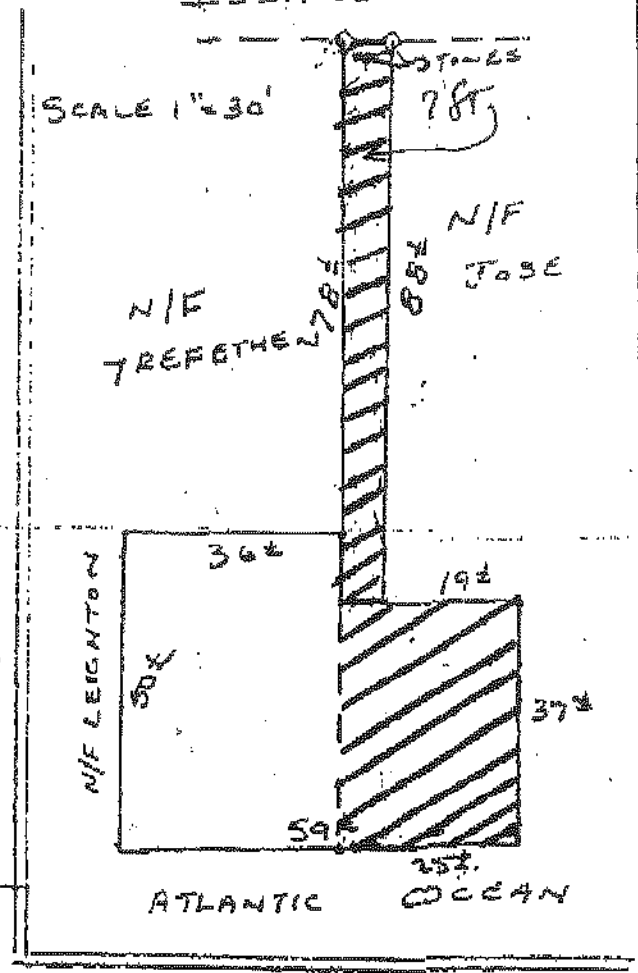


N/F
SKILLINGS



ISLAND AVE

SCALE 1"=30'



TACE SAVINGS BANK

PREPARED FOR ::

UMENT SURVEY AND IS NOT
DWS CONDITIONS EXISTING AS
ION IS FOR MORTGAGE PURPOSES
ARENT ONLY.

KATHLEEN BEECHER
BRAD BURKHOLDER
ISLAND AVIENUE
PEAKS ISLAND
PORTLAND, MAINE

HAZARD BOUNDARY MAP
S, (IS NOT) IN A

SHOWN ON THIS PLAN IS
ND CONFORMS TO THE
T LAND

SCALE 1"=30'

TACE SAVINGS BANK

Jose to Davis

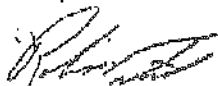
EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the westerly side of Island Avenue on Peaks Island in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the westerly side of said Island Avenue at a stake at the northeasterly bound of land now or formerly of Simeon Skillings; thence northerly along said Island Avenue fifty-four and eighty-five hundredths (54.85) feet to a stake set in the southerly side of a private way leading from Island Avenue to the seashore; thence westerly by said private way to a stake set in the ground at a point ten (10) feet from the easterly end of the two-story wooden building on the shore now or formerly owned by W.H. Trefethen, et al.; thence southerly about nineteen (19) feet to a post; thence westerly, and keeping a distance of ten (10) feet from the southerly side of said wooden building above mentioned, to the westerly end of the sea wall or bulkhead and in line with an iron bolt set near the westerly end of said sea wall; thence southerly by the westerly end of said sea wall or bulkhead to land now or formerly of Simeon Skillings; thence easterly by said Skillings' land one hundred twenty-six (126) feet, more or less, to said Island Avenue and the point of beginning.

Also a certain easement over land of Eastman to and over a set of wooden steps leading to the beach, which easement is more particularly set forth in a deed from Dean E. Eastman and Ellen Mae Eastman of recent date and to be recorded herewith.

RECEIVED
 RECORDS REGISTRY OF DEEDS
 1998 NOV 14 AM 9:53
 CUMBERLAND COUNTY



Blaine Davis Permit

LIONEL PLANTE ASSOCIATES

98 ISLAND AVENUE
PEAKS ISLAND, ME. 04108
PH. 766-2508

90926 · PARKWAY SOUTH OFFICE
BREWSTER, MAINE 04412
52-36-112

FLEET

8585

8585

Three Hundred and 00/100 Dollars

AMOUNT

\$300.00

DATE

4/15/97

PAY TO THE
ORDER OF
CITY OF PORTLAND
P.O. BOX 544 DTS
PORTLAND, MAINE 04112

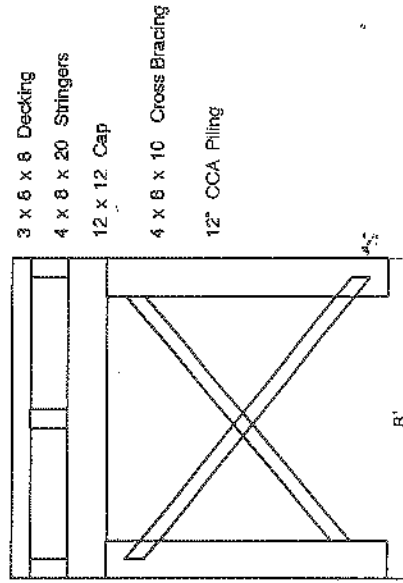
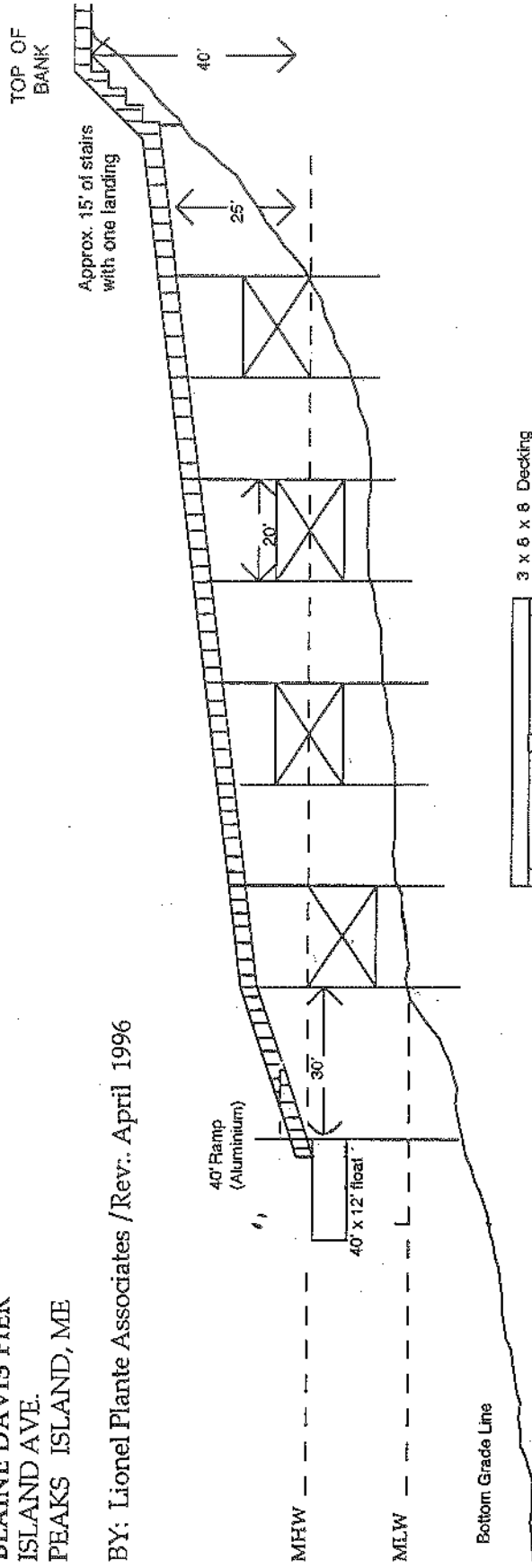
Budget A. Kenner

⑈008585⑈ ⑆000200365⑆ 93596 2334⑈

Security features included. Details on back.

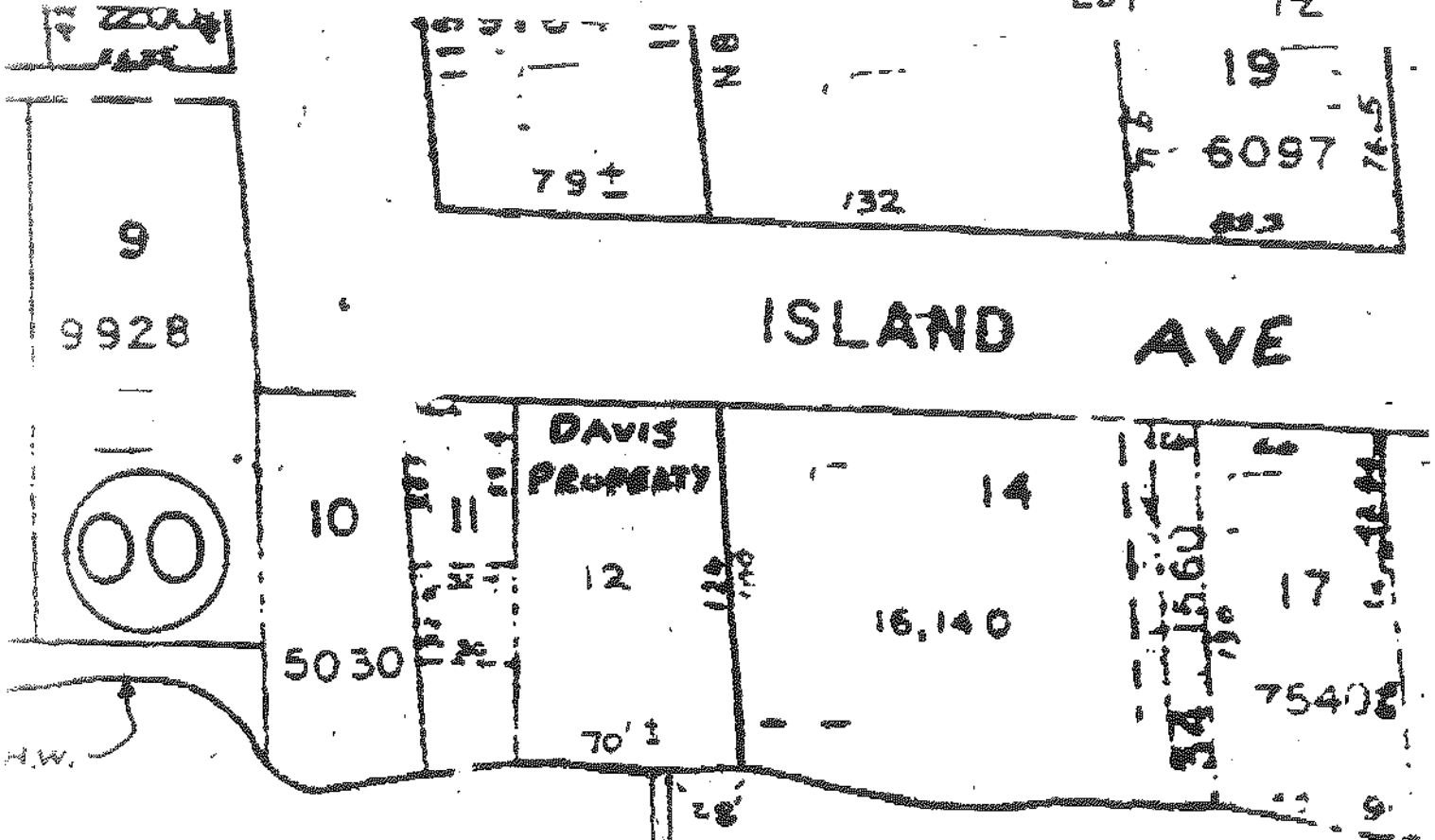
**BLAINE DAVIS PIER
ISLAND AVE.
PEAKS ISLAND, ME**

BY: Lionel Plante Associates / Rev.: April 1996



PEAK'S ISLAND

TAX MAP 87
BLOCK 00
LOT 12



COPY

PLAN OF PROPOSED PIER
 AT
 BLAINE DAVIS PROPERTY
 ISLAND AVENUE, PEAKS ISLAND, MAINE

OWEN HASKELL, INC.
 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424



87.00.12

Post-It® Fax Note	7671	Date	# of pages ▶ 6
To	LPA	From	B. Davis
Co./Dept.	Peaks Island	Co.	
Phone #		Phone #	201-267-4568
Fax #		Fax #	

April 11, 1997

Lionel Plante Associates
98 Island Avenue
Peaks Island, Maine 04108

Dear Coley / Terry :

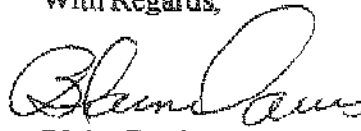
Attached are copies of the defining sections of registered deeds for my property on Peaks Island at 180 Island Avenue, as you requested. This property is made up of two joined sections defined by:

- A. Property acquired from Katherine Jose--Deed and land sketch attached (2 pages).
- B. Property acquired from Kathleen Beecher and Brad Burkholder--Deed and land sketch attached (3 pages).

Taken together they define a rectangular lot roughly 62 foot frontage by 136 foot depth from Island Avenue to the Casco Bay waterline.

Let me know if you need anything else. Look forward to seeing you on or about April 19, 1997. Hope everything is going well with our pier construction project.

With Regards,



Blaine Davis

Attachments

Beecher/Burkholder to Davis

SCHEDULE A

A certain lot or parcel of land situated on the westerly side of Island Avenue on Peaks Island, County of Cumberland and State of Maine, more particularly bounded and described as follows:

Beginning at a stone set on the westerly sideline of Island Avenue which stone marks the most southerly side of a private way leading from said Island Avenue to the seashore and the northeasterly corner of land now or formerly of Katherine O. Jose as described in a deed dated April 23, 1984 and recorded in the Cumberland County Registry of Deeds in Book 6434, Page 298; thence in a general westerly direction along said Jose land a distance of eighty-eight (88) feet, more or less, to a point at the most northwesterly corner of said Jose land; thence in a southerly direction along said Jose land a distance of nineteen (19) feet, more or less; thence in a general westerly direction along said Jose land to the low water mark of the Atlantic Ocean; thence in a general northerly direction along the low water mark of the Atlantic Ocean a distance of twenty-five (25) feet, more or less to a point; thence S 81° E (based upon 1990 magnetic observation) to a 5/8 inch iron rebar set in the side of the bank, which iron rebar is N 64° 26' 46" W a distance of forty-nine and thirty-eight hundredths (49.38) feet from the most northwesterly corner of the porch of the building located on said Jose land; thence continuing along a course of S 81° E a distance of forty-one and eighty-eight hundredths (41.88) feet to a three (3) inch hollow iron pipe found at or near the top of the bank; thence continuing along said course of S 81° E a distance of forty-eight and thirteen hundredths (48.13) feet to a stone set on the westerly sideline of Island Avenue marking the most northeasterly corner of said private way and land formerly of Louisa A. Trefethen (see deed dated August 16, 1901 and recorded in said Registry of Deeds in Book 705, Page 305; thence in a southerly direction along the westerly sideline of Island Avenue a distance of seven and fourteen hundredths (7.14) feet to the point of beginning.

The above described parcel is conveyed subject to any existing rights to use said private way and is conveyed together with all right, title and interest in and to the shore and flat between said lot of land and the low water mark and all shore rights and privileges appertaining to or belonging to said premises.

Meaning and intending to convey the portion of the land, including said private way, described as the second parcel in a deed from Richard T. Tebbetts, et al. to Kathleen H. Beecher, et al. dated January 7, 1989 and recorded in said Registry of Deeds in Book 8632, Page 137, situated southerly of the line running S 81° E from a point, which point is twenty-five (25) feet from the most southwest corner of the land described in the Tebbetts to Beecher deed, at the low water mark of the Atlantic

Ocean along the most northerly side of said private way to the most westerly sideline of Island Avenue.

Reference is made to a deed from Richard T. Tebbetts, et al. to Kathleen H. Beecher, et al. dated January 7, 1989 and recorded in said Registry of Deeds in Book 8632, Page 137.

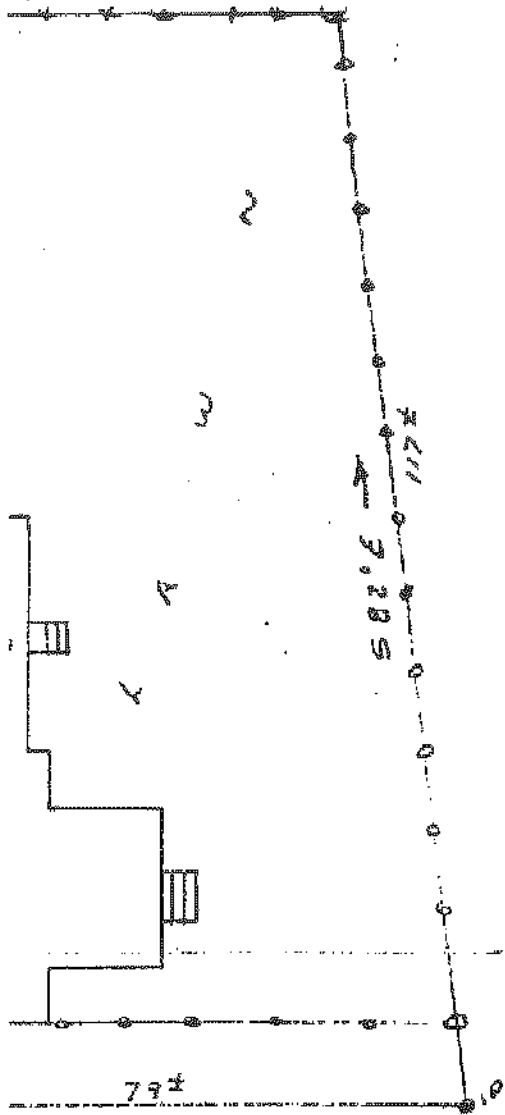
GDV:R111201.SL

RECORDED
REGISTERED IN DEEDS

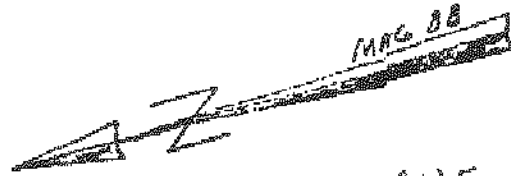
30 NOV 26 PM 3:48

NOTARY

APR 11 '97 13:33 BLAINE E. DAVIS
Beecher Burkholder to Davis

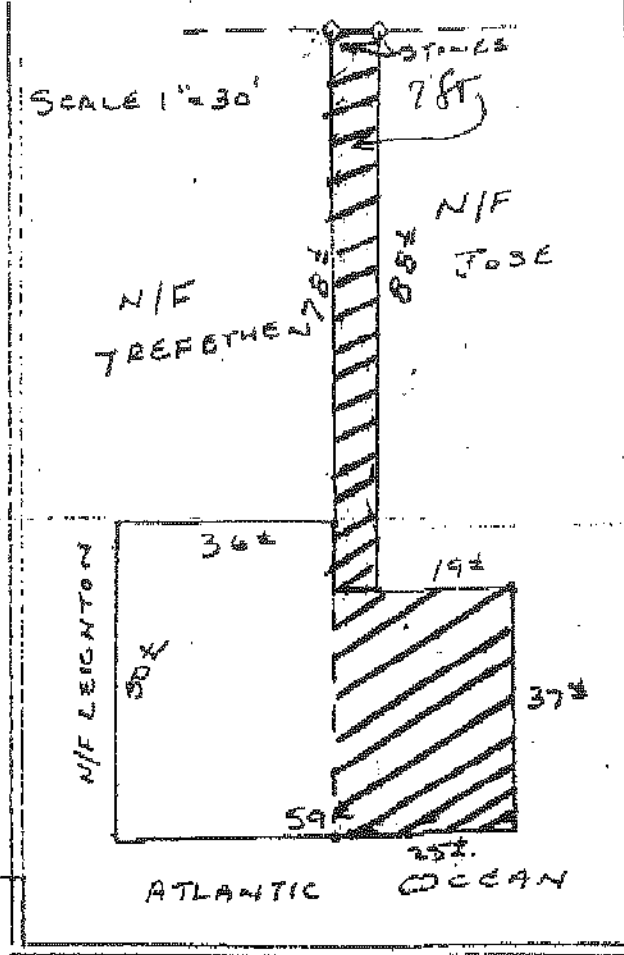


N/F
SKILLINGS



ISLAND AVE

SCALE 1"=30'



AVE.

VITAGE SAVINGS BANK

PREPARED FOR:

TRUMENT SURVEY AND IS NOT
SHOWS CONDITIONS EXISTING AS
TION IS FOR MORTGAGE PURPOSES
PARENT ONLY.

KATHLEEN BEECHER
BRAD BURKHOLDER
ISLAND AVIENUE
PEAKS ISLAND
PORTLAND, MAINE

HAZARD BOUNDARY MAP
(IS, (IS NOT)) IN A

SHOWN ON THIS PLAN IS
AND CONFORMS TO THE
ATLAND

SCALE 1"=30'

VITAGE SAVINGS BANK

*Jose to Davis*EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated on the westerly side of Island Avenue on Peaks Island in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the westerly side of said Island Avenue at a stake at the northeasterly bound of land now or formerly of Simeon Skillings; thence northerly along said Island Avenue fifty-four and eighty-five hundredths (54.85) feet to a stake set in the southerly side of a private way leading from Island Avenue to the seashore; thence westerly by said private way to a stake set in the ground at a point ten (10) feet from the easterly end of the two-story wooden building on the shore now or formerly owned by W.H. Trefethen, et al.; thence southerly about nineteen (19) feet to a post; thence westerly, and keeping a distance of ten (10) feet from the southerly side of said wooden building above mentioned, to the westerly end of the sea wall or bulkhead and in line with an iron bolt set near the westerly end of said sea wall; thence southerly by the westerly end of said sea wall or bulkhead to land now or formerly of Simeon Skillings; thence easterly by said Skillings' land one hundred twenty-six (126) feet, more or less, to said Island Avenue and the point of beginning.

Also a certain easement over land of Eastman to and over a set of wooden steps leading to the beach, which easement is more particularly set forth in a deed from Dean E. Eastman and Elia Mae Eastman of recent date and to be recorded herewith.

RECEIVED

RECORDED IN CLERK'S OFFICE

1998 NOV 14 AM 9:53

CUMBERLAND COUNTY

